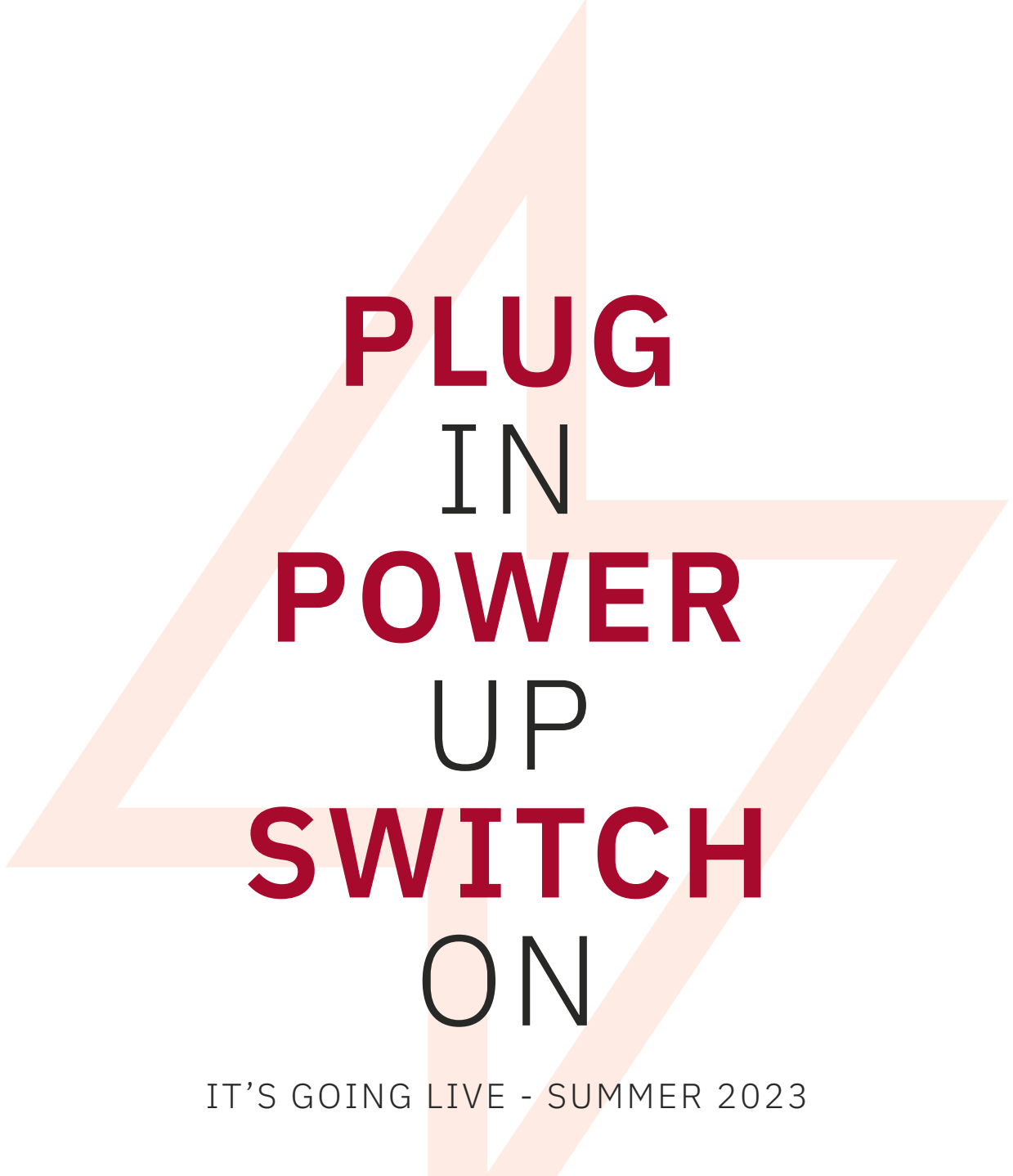


# SWITCH

AT THE ELECTRIC PRESS

LEEDS LS1 3DW



**PLUG  
IN  
POWER  
UP  
SWITCH  
ON**

IT'S GOING LIVE - SUMMER 2023

Switch at the Electric Press, a remarkable historic building in the heart of the Civic Quarter, Leeds, brings a new kind of office space to the most exciting city in the North of England. It's all about embracing the industrial heritage, inspirational surroundings and sociable times.





OLD  
CHARACTER  
NEW  
SPARK





The Electric Press, with its trademark square chimney and Victorian arches, is already home to Carriageworks theatre, and buzzing bars and restaurants. Now Switch offers 17,200 sqft of flexible office space, a new clubroom and roof terrace, all with such a funky industrial vibe it won't feel like work at all.

# BRICK & BEAM GLASS & STEEL





# TURN UP THE COLOUR



The stunning Electric Press building is Grade II listed and was built in 1840 for the printing firm of Chorley and Pickersgill.

In homage to its colourful past a new piece of artwork has been commissioned to sit on the side of this awe-inspiring building. The artwork by Ian Kirkpatrick is a dynamic visual representation of the buildings past, present and future.





DESIGNED FOR NOW

INSPIRED BY THEN









# tone & texture



High ceilings, huge windows and original features, here are modern workplaces with industrial soul. The Grade A office space is spread over three floors, with floorplates starting at 4,600 sqft.







TEAM

# SWITCH

THE PEOPLE  
TURNING IT ON

**Richard Keating.**  
Founder and director of RKA.

**We will work with and respect the Electric Press's heritage by maximising the hidden assets to enable users to experience the building's volume, space and light.**

We will create enhanced amenity spaces for all tenants, these will include new rooftop club room, a terrace to create spaces for Yoga, events, and wellness classes, plus basement facilities with showers and changing rooms.

**Eamon Fox.**  
Partner, Knight Frank.

**Our experience of living through the pandemic has turned aspirational goals for an amenity-led workplace to be accelerated.**

The compelling design demonstrates the subsequent evolution and refinement of workspace requirements and a greater willingness to put employees first. We embody a progressive and transformative footing with workspace in Leeds.

**Ian Kirkpatrick.**  
Contemporary artist.

**The bold, colourful surfaces of my artworks respond to the unique histories of buildings, places and communities. I create meaningful, research-based iconography about a site, then combine it into playful narratives about its past, present, and future.**

I'm excited by Electric Press' rich history as the home of a printmaker and carriage works – and by its current role at the epicentre of Leeds' cultural quarter. The new artwork will be filled with engaging, site-specific imagery for tenants and visitors to discover.

 [iankirkpatrickartist](#)

**Mark Gayton**  
Associate,  
Hollis Global.

**It is a privilege to facilitate the restoring, re-imagining and repositioning an important part of Leeds industrial heritage as we coordinating the delivery of Switch.**

Taking the amazing existing listed building features, the creative talents of Ian Kirkpatrick and Richard Keating to create a bright, bold and sustainable space, backed up by impressive facilities and allowing the enhancement of a landmark building even further.

We look forward to taking forward a site with logistical refurbishment challenges and delivering another stand-out Leeds building which will without doubt be in high demand and attract swathes of admiring attention.

**Natalie Latour**  
Portfolio Manager,  
DTZ Investors.

**We are excited to seize this opportunity to deliver 'Switch' at the Electric Press as we reposition the asset for the future.**

The building has a long and interesting history, which we have championed in our proposals for the site. Sustainable design will sit proudly alongside the property's heritage to create a fantastic new office offering for Leeds.

**Megan Such.**  
Senior Consultant -  
BREEAM RFO Assessor,  
Cushman & Wakefield.

**We are excited at the opportunity to support the enhancement of the sustainability credentials of Electric Press through the delivery of BREEAM Refurbishment and Fit-out certification, Fitwel certification and a solid energy strategy. The project aims to achieve a BREEAM Refurbishment and Fit-out Very Good rating and a Fitwel 2 Star rating.**

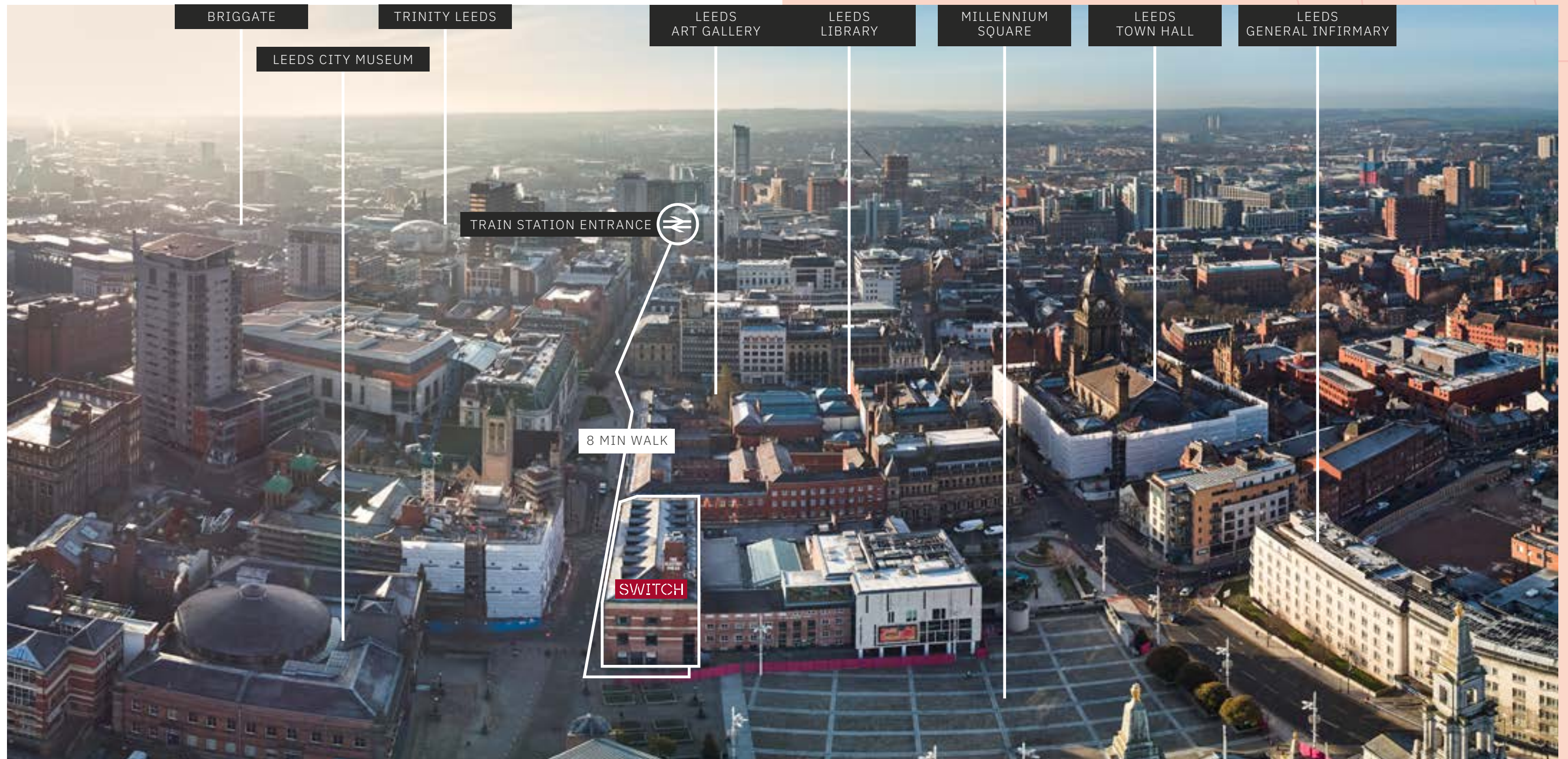
Ensuring that sustainability improvements are made to the building while maintaining its unique historic character has been an exceptional challenge. We have provided advice to support increases in energy efficiency, minimise environmental impact and incorporate health and well-being measures to ensure the building provides a sustainable and comfortable environment to future occupants.



# SWITCH DIRECTION

HAVE THE CITY AT YOUR FEET

On Great George Street in the Civic Quarter, roughly north-west of The Headrow and west of the Arena Quarter, Switch is surrounded by splendid Victorian Leeds landmarks such as Leeds Art Gallery, the Central Library and Leeds Town Hall. Step out into Millennium Square, head along Park Row and just a short walk away is Leeds City Train station. From platform to desk in approximately 8 minutes.







## FEEL THE BUZZ

After-work cocktails? Lunch-time latte? Spot of shopping? We think so... and you'll be totally spoilt for choice. Switch is just a few steps from some of the very best bars, restaurants and retail Leeds city centre has to offer. If you want to work amongst the buzz of the city then you'll love it here.

- Bars & Restaurants
  - Music, Arts & Culture
  - Retail
1. Revolution
  2. Red Chilli
  3. Cabana Cocktail Bar
  4. Whistle Punks
  5. Urban Axe Throwing
  6. Nation of Shopkeepers
  7. Almost Famous
  8. Pixel Bar
  9. Assembly Rooms
  10. Thai Edge
  11. The Oxford Place
  12. Fire Lake Grill House
  13. Browns
  14. Junkyard Golf
  15. George's Great British Kitchen
  16. Roxy Lanes
  17. Flight Club
  18. San Carlo
  19. Below Stairs
  20. Ibérica
1. O2 Academy
  2. Leeds City Museum
  3. Carrageworks
  4. Leeds Library
  5. Leeds Art Gallery
1. Merrion Centre
  2. St Johns Centre
  3. The Light
  4. The Core
  5. Trinity Leeds







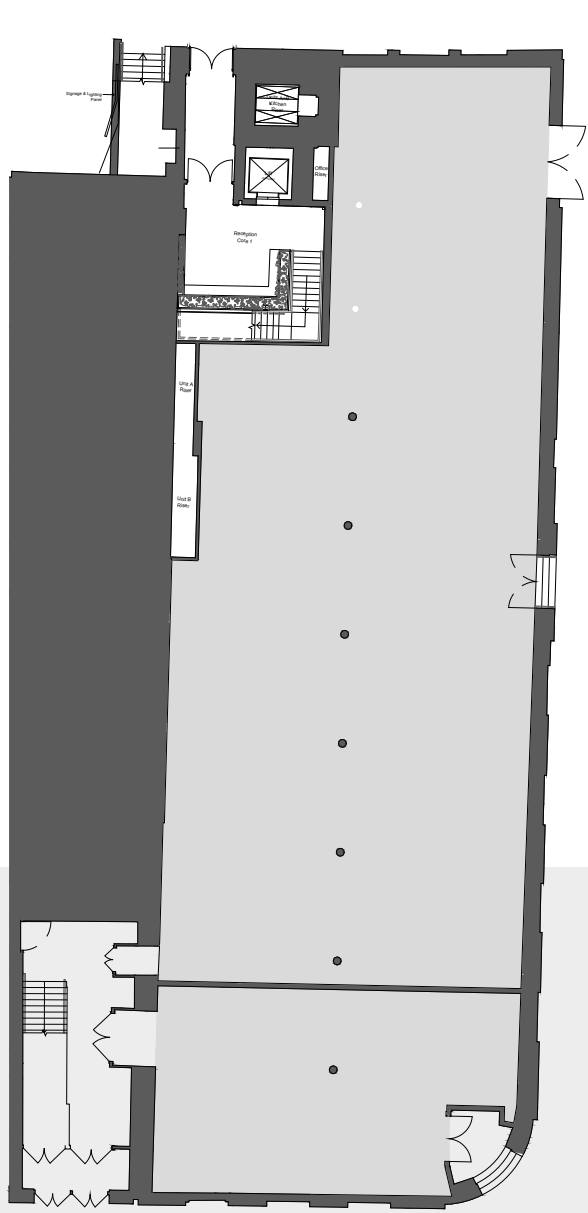
# POWER UP

Up on the roof, the terrace is meeting space, event space, work space or relax space. Whatever you want, it's yours to enjoy.

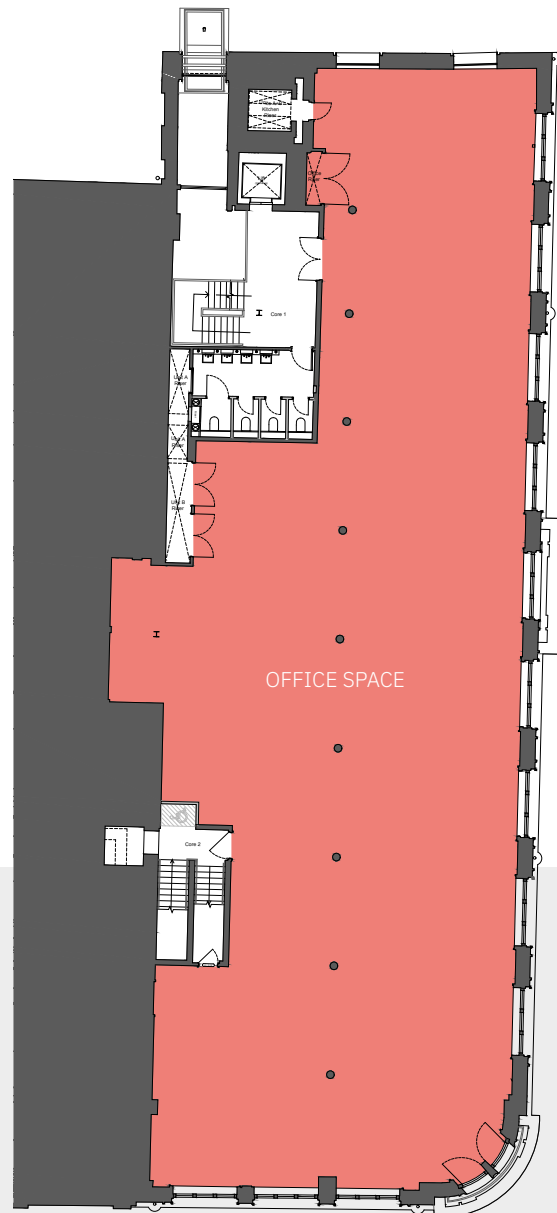


# SWITZCL





**GROUND**

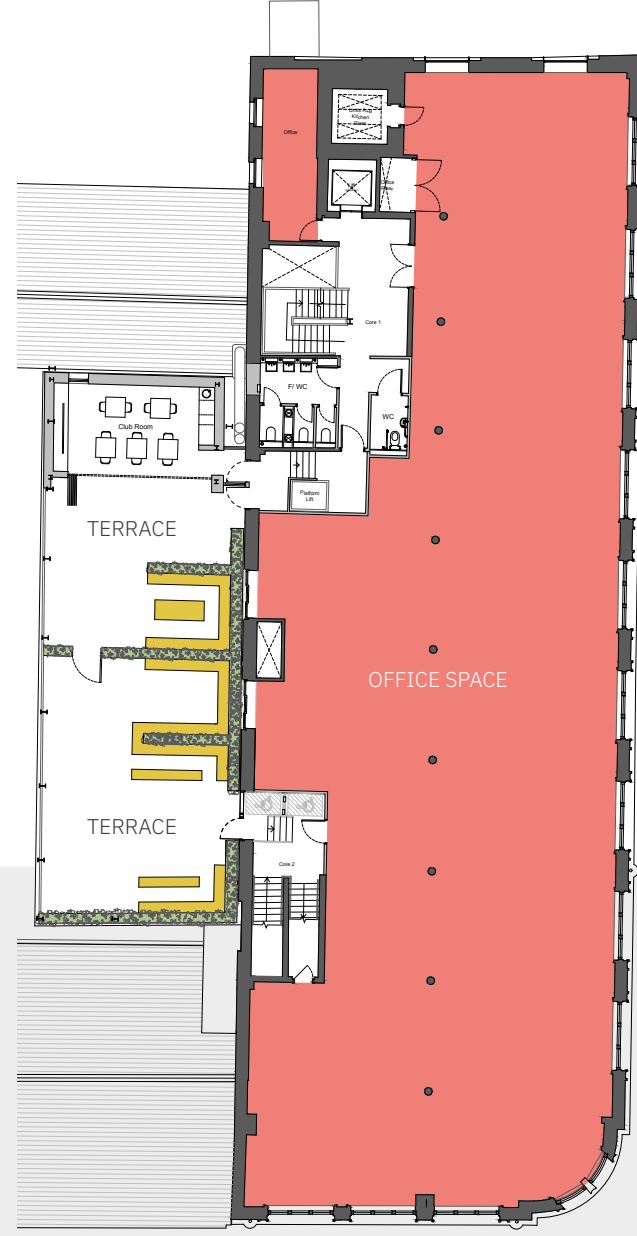


**FIRST**

**6,222 sq ft / 578 sq m**

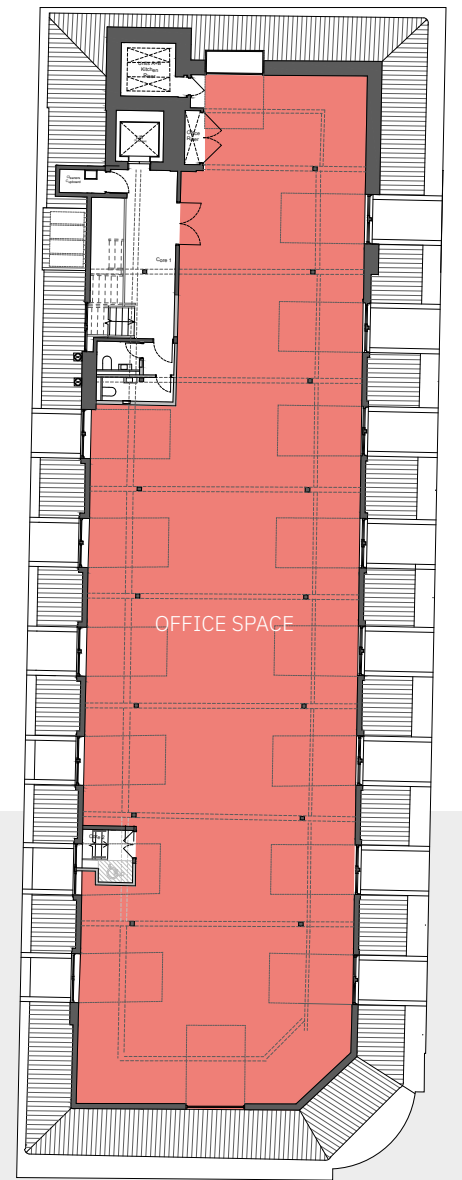
**COMMUTER FACILITIES**

- Cycle Storage
- Showers & Changing Rooms
- Lockers



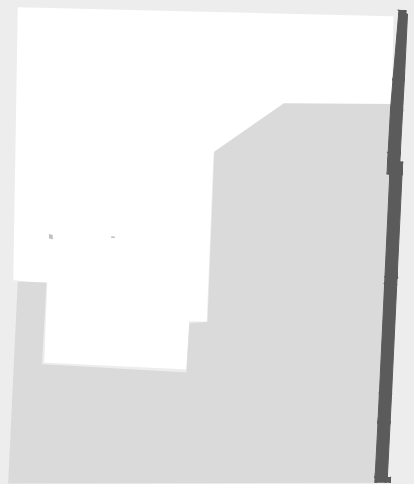
**SECOND**

**6,105 sq ft / 567 sq m**  
 (Terrace: 1, 668 sq ft / 155 sqm)  
 (Club Room: 285 sq ft / 27 sq m)



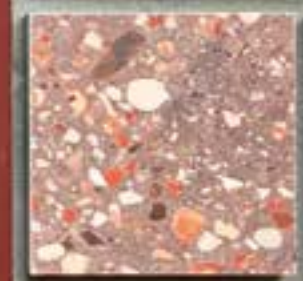
**THIRD**

**4,386 sq ft / 407 sq m**



**LOWER GROUND**



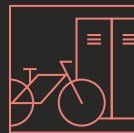


# DETAILS THAT **FLICK** THE **SWITCH**

If it matters to you, it matters to us. We've really thought about how Switch looks. Earthy red-brick tones, natural materials and authentic steel light fittings bridge history and now.



# FINER DETAIL



## Facilities

- Internal and external cycle storage + 9 Brompton storage lockers
- 4 Shower rooms + 1 Accessible shower room
- Drying room with access control
- 18 Fire rated “z” lockers
- Multi-culture prayer room/ lactation room
- Communal outdoor terrace and club room for multi-purpose use
- Private outdoor terrace for 2nd floor tenants



## Health, sustainability and energy

- Breeam “very good” rating targeted
- Fitwell “2 stars” rating targeted
- Improved epc rating
- All office spaces with full air conditioning system
- Excellent natural lighting from large existing arched windows
- Contributions to a circular economy model by minimising waste and carbon contributions by reusing and refurbishing existing building, “reduce, reuse, recycle”
- Raised access floors to all office spaces



## Building history and fabric

- Beautiful historic building with stunning interior spaces refurbished to suit the modern office
- Artist’s mural depicting the significant cultural significance of both The building and Leeds
- Smart building access management via smart phone
- Exposed structure/ soffit maximising internal ceiling heights and revealing the industrial heritage of the building





# MAKE THE SWITCH

FIND OUT MORE



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[SWITCHLEEDS.COM](https://www.switchleeds.com)



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